

Further statement/comment to JLP examination

Cllr Sue Carpendale, Ward Member, Capel St Mary

Matter 9 – Sites Allocated for Housing and Other Development and Settlement Boundaries

The sites at Capel St Mary – LA 055 and LA054

- A site to the north west of the village is virtually complete with 97 new homes.
- LA054 is already being developed for 100 homes, despite appalling access via a small residential close.
- Other permissions are as yet unstated.
- LA055 is directly adjacent to the A12, which will mean intolerable noise 24/7 for many of the residents, together with pollution from a volume of traffic which is yet to transfer to electric power. The pollution will be increased at points during the day as traffic frequently backs up more than two miles from the Copdock interchange
- The off-slip from the A12 and the on-slip would need to be improved, but availability of land means these would still fall short of modern standards. Yet the off-slip will remain the only access for the whole, expanded village for north-bound traffic. 15 years ago, the standards were set at: exit slip = 220m; access slip = 235m. Traffic has increased significantly since then. This is no indication that this standard can be delivered.
- Development of this site leaves no provision for any future widening of the A12 to three carriageways.
- The single access to the site for up to 550 homes plus light industrial units, raises further concerns.
 - A roundabout is proposed, very close to the A12 carriageway, which will give south-bound traffic priority. This could well lead to queuing vehicles on the A12 and the off-slip at peak times as north-bound vehicles attempt compete for access to the village, and to the site.
 - At night, there will be headlights from vehicles moving southbound along London Road and at the roundabout, to access the site, leading to potential confusion as these lights will be to the left of fast-moving traffic on the main A12 carriageway
 - A single access for emergency services to up to 550 homes and the industrial units cannot be acceptable
 - There is no facility for buses to access and exit the site, which means a long walk to the nearest bus stop (where children wait for their school buses to East Bergholt.) People will use their cars for any journey to work, shop or transport children – to and from up to 550 homes.
 - There will be a significant increase in rush-hour traffic whilst children gather to wait for their school transport
 - There will be significant increases in vehicle movements in both directions on London Road, passing many properties which lack deep foundations and, in some cases, also lack off-road parking
 - The nature of the transport corridor prohibits the safe use of cycling or mobility vehicles south-bound, though there might be opportunities to provide a cycle path north-bound using the former A12.
- There is very little employment in the village at present. Most of the new residents of this site, together with the 200+ other new homes under construction or with permissions, will be travelling to Ipswich, Colchester, Manningtree or beyond. The new industrial units, whilst a welcome addition to the local economy, may well also bring in yet more traffic.
- Approving the principle of an increase in the size of the village by some 70% will be very damaging to the entire settlement without significant investment in infrastructure.

- The expansion of Capel St Mary in the 1960's/1970's was the result of a complete plan and it was built out to a design that included key feeder roads and an accessible village centre with shops and services. It was a settlement that had connectivity, community and could function.
- The proposed site is simply a site. It lacks any recognition of how the new homes and residents can physically, and therefore also socially, integrate with the existing settlement. It is a massive development, disconnected from the existing community.
- The centre of the village is frequently congested, and parking oversubscribed. Excellent local services could well be by-passed as people head down the A12 to the retail park at Copdock.
- There is little provision for any facility or facilities to assist the village expansion, which is already short of open space, recreation and health provision.
- Primary health care is under pressure to meet current local needs and operates from premises widely acknowledged to be unfit for purpose. Health funding authorities have made it clear they will not support the additional provision that is required to meet a greater concentration of population in this area. They refuse to recognise the rural nature of the area and refuse to recognise the aging demographic, which will not only add to the Constable Country Medical Practice workload but also mean problems for older people accessing care if they are told to travel to the East Bergholt health provision when they no longer drive. Any CIL or other developer contributions are destined for the East Bergholt health centre, simply because of the lack of funding and space for the Capel premises to be brought up to standard.
- The dentist in the village has not accepted new NHS patients for some years. It's not known how many more private patients it will take.
- There are already problems in the village at times with foul water and sewage disposal, and with water pressure. Provision of these services for a further 550 homes will be a challenge.

FROM THE PEOPLE OF CAPEL ST MARY

To Ms A. Partington BA(Hons) MA MRTPI & Mr M Rivett BA(Hons) MSc MRTPI

Dear Sir and Madam,

We, the residents of Capel St Mary, believe we are being treated very unfairly in the plans for new housing in Babergh. We have already had nearly 200 extra houses forced on us in the past two years and we already have had about 70 others over the past ten years. We chose to live in this village for its size and facilities and to do the best for our families now and in the future. Babergh has been very unfair in its allocation of housing to core villages.

Our village cannot cope, and will suffer as a community, with the impact of the size of the proposed new scheme:

- the new scheme will be **5 times bigger** than each of the last two;
- the increased volume of traffic will add to **congestion and pollution** not only on the A12 but within our village, especially along the London Road and The Street, a narrow road that runs through the heart of the village past the shops, the surgery and pharmacy, the library, the post office, the community hall, two village churches and the school, not to mention road safety issues;
- the school and surgery will not be able to cope with the **increased numbers**;
- the parking around the school is already at **dangerous levels** and the new Persimmon estate is not built yet, adding another 100 families;
- the heart of the village, with all its facilities, **needs to stay where it is** as it is within reasonable walking distance for most residents and many bungalows for the elderly have been built around it with easy access to the shops, surgery and pharmacy;
- any new facilities built on the proposed site will be **too far to walk for many residents** and so will require extra car journeys, adding to congestion and pollution within the village;
- people living on the proposed new site will be more likely to drive to the shops, surgery and school adding to **parking problems** and pollution within the village;
- traffic to the A12, both north and south bound, will increase, causing **heavier traffic** on London Road and the junctions to and from the A12. This will be made even worse if there are commercial units on the proposed site and will also add to the levels of pollution;
- the volume of traffic on the A12 is already high and will increase as Felixstowe expands, the **queues** leading up to the Copdock roundabout already tail back to Capel at busy times, again adding to levels of pollution;
- there should be no more building along the A12 as the **environmental damage** from the excess traffic cannot be meeting government targets on pollution, far better the land in Capel was used for something like a solar farm surrounded by native hedgerows to mitigate the damage already caused by the traffic on the A12.

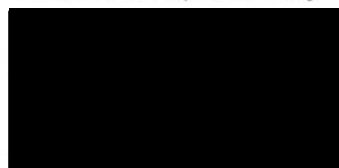
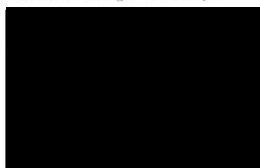
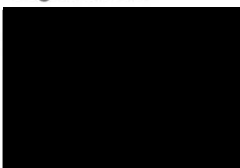
Please help to protect our village from the damage a new scheme would bring in terms of changing the heart and character of Capel, the stress on services, traffic and parking, the increased pollution and the environment.

Yours faithfully,

Signature/s

Name/s (printed)

Address in Capel St Mary

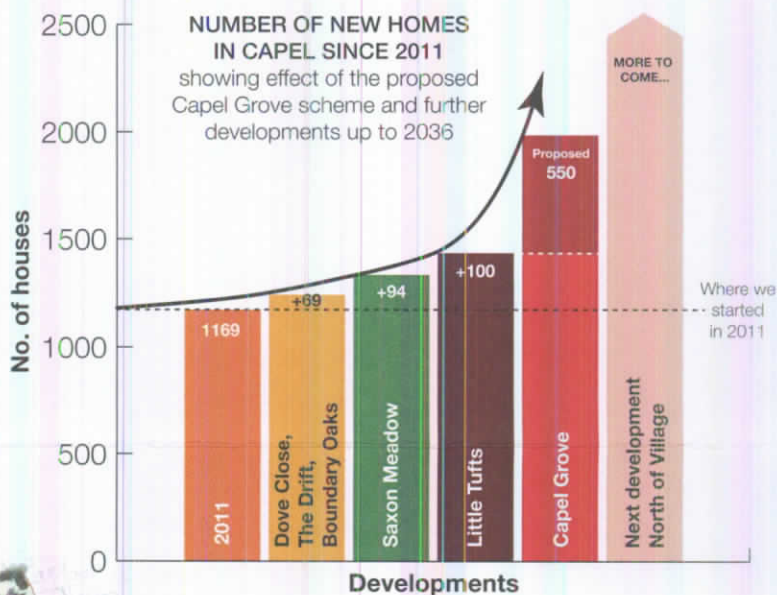
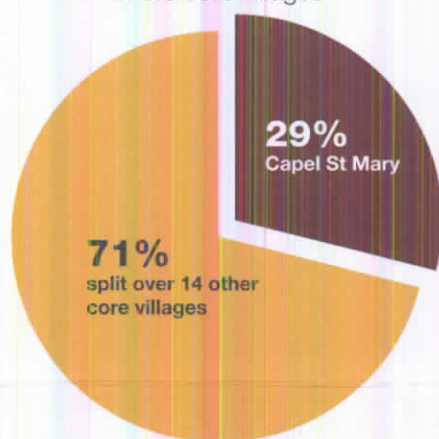


THE IMPACT OF THE PROPOSED NEW DEVELOPMENT

In the Parish Council's carefully researched Neighbourhood Plan it clearly states that '70 units should be developed reflecting the housing mix required and as outlined in the Neighbourhood Plan, with adequate provision for affordable housing' and 'will provide ample land for the 70 units with potential for delivering quality open space and, through landscaping, minimising the impact of the development'.

THE PLAN DID NOT AGREE TO UP TO 550 HOMES PLUS COMMERCIAL UNITS

Babergh's distribution of housing in the core villages



PROPOSED DEVELOPMENT OF CAPEL GROVE

POSSIBLE FUTURE DEVELOPMENTS IN BABERGH'S PLANS ▼



KEY

- SITE BOUNDARY
- TOTAL BUNGALOWS 79
- TOTAL HOUSES 376
- TOTAL APARTMENTS 64
- TOTAL HOMES 519
- (B1) OFFICE USE 5,000sqm
- EARLY LEARNERS FACILITY 1,000sqm

The information obtained for this leaflet is part of public record and can be obtained via the Babergh District Council Website.